



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Monday, October 9, 2017

9:00 A.M. & 1:00 PM

Property Assessor's Office, Howard Office Building, 2nd Floor,
700 2nd Avenue South, Suite 210

I. Call To Order

II. Roll Call

Members present included: Ms. Glenda Chambers, Mr. Don Turner and Mr. Derrick Starks. Derrick Hammond and Kristina Ratcliff with the Property Assessor's office were also present.

III. Appeals:

9:00 AM

O'Reilly Automotive, Inc.
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 018 16 0 077.00
426 N Main St, Goodlettsville TN 37072

Motion to No Change the Total Value of \$1,280,700, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$304,000 and Improvement Value of \$976,700.

Herndon Enterprises
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 025 08 0 079.00
500 S Main St, Goodlettsville TN 37072

At the request of the appellant, this appeal is withdrawn.

BAI Rivergate OP, LLC
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 034 06 0 034.00
1717 Gallatin Pike, Madison TN 37115

Motion to Change the Total Value to \$2,000,000, by Glenda Chambers, second by Don Turner, unanimously approved. Land Value of \$683,900 and Improvement Value reduced to \$1,316,100.

ABP TN (Madison), LLC ET AL
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 034 06 0 063.00
700 Myatt Dr, Madison TN 37115

Motion to No Change the Total Value of \$4,261,600, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$1,194,000 and Improvement Value of \$3,067,600.

The Ragan Family General Partnership
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 034 13 0 135.00
1300 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$1,115,200, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$232,400 and Improvement Value of \$922,800.

National Retail Properties, Inc.
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 043 03 0 012.00
801 Madison Industrial Rd, Madison TN 37115

At the request of the appellant, this appeal is withdrawn.

Manning Family Partners, L.P.
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 043 09 0 265.00
314 Gallatin Pike, Madison TN 37115

Motion to Change the Total Value to \$1,333,000, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$548,900 and Improvement Value reduced to \$784,100.

CQ Landlord (Multi) LLC
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 060 00 0 084.00
417 Brick Church Park Dr, Nashville TN 37207

Motion to Change the Total Value to \$3,200,000, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$427,700 and Improvement Value reduced to \$2,772,300.

Mid-State Automotive Distributors, Inc.
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 060 04 0 113.00
3130 Dickerson Pike, Nashville TN 37207

Motion to No Change the Total Value of \$1,138,100, by Glenda Chambers, second by Don Turner, unanimously approved. Land Value of \$261,000 and Improvement Value of \$877,100.

National Retail Properties, Inc.
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 062 00 0 121.00
2620 Music Valley Dr, Nashville TN 37214

Motion to No Change the Total Value of \$2,813,500, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$611,400 and Improvement Value of \$2,202,100.

National Retail Properties, Inc.
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 062 00 0 141.00
2622 Music Valley Dr, Nashville TN 37214

Motion to No Change the Total Value of \$1,791,500, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$503,100 and Improvement Value of \$1,288,400.

Hill/Gray Seven, LLC
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 065 13 0 107.00
4774 Lebanon Pike, Hermitage TN 37076

At the request of the appellant, this appeal is withdrawn.

Shandmaker Holdings, GP
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 075 00 0 100.00
4124 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$1,442,600, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$486,100 and Improvement Value of \$956,500.

Aramark Uniform Services, Inc.
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 079 00 0 080.00
6121 Cockrill Bend Cir, Nashville TN 37209

Motion to Change the Total Value to \$6,000,000, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$1,092,000 and Improvement Value reduced to \$4,908,000.

TT of Metro Center, LLC
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 081 04 0 258.00
25 Vantage Way, Nashville TN 37228

Motion to Change the Total Value to \$8,400,000, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$4,139,500 and Improvement Value reduced to \$4,260,500.

Memorial Village, LLC
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 086 00 0 764.00
5215 Old Hickory Blvd, Hermitage TN 37076

Motion to Change the Total Value to \$2,400,000, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$930,600 and Improvement Value reduced to \$1,469,400.

Terra Hospitality Trust-Elliston, LLC
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 092 15 0 074.00
2330 Elliston Pl, Nashville TN 37203

Motion to No Change the Total Value of \$32,544,300, by Glenda Chambers, second by Don Turner, unanimously approved. Land Value of \$13,067,900 and Improvement Value of \$19,476,400.

Terra Hospitality Trust-Vanderbilt, LLC
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 092 16 0 109.00
1919 West End Ave, Nashville TN 37203

Motion to No Change the Total Value of \$30,826,200, by Glenda Chambers, second by Don Turner, unanimously approved. Land Value of \$11,702,300 and Improvement Value of \$19,123,900.

Des-Tech (TN) Limited Partners
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 095 03 0 023.00
1 Bridgestone Park, Nashville TN 37214

Motion to Change the Total Value to \$10,000,000, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$1,897,500 and Improvement Value reduced to \$8,102,500.

George N Spiva
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 103 01 0 019.00
6399 Charlotte Pike, Nashville TN 37209

At the request of the appellant, this appeal is withdrawn.

Post Square Shopping Center
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 103 15 0 051.00
17 White Bridge Pike, Nashville TN 37205

Motion to No Change the Total Value of \$3,144,100, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$1,677,100 and Improvement Value of \$1,467,000.

Nashville, LLC
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 120 01 0 146.00
1177 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total Value to \$1,333,000, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$341,500 and Improvement Value reduced to \$991,500.

Bruce G Davis, Trustee & Rechter Davis Properties
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 128 00 0 164.00
110 Coley Davis Ct, Nashville TN 37221

Motion to No Change the Total Value of \$2,695,300, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$1,123,800 and Improvement Value of \$1,571,500.

Bruce G Davis, Trustee
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 128 00 0 165.00
0 Coley Davis Ct, Nashville TN 37221

At the request of the appellant, this appeal is withdrawn.

O'Charley's, LLC
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 132 04 0 012.00
3808 Sidco Dr, Nashville TN 37204

Motion to No Change the Total Value of \$2,949,700, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$612,000 and Improvement Value of \$2,337,700.

Mr. Hotels, LLC
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 156 09 0A 006.00
5737 Temple Rd, Nashville TN 37221

At the request of the appellant, this appeal is withdrawn.

O'Charley's, LLC
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 163 00 0 236.00
923 Bell Rd, Antioch TN 37013

Motion to No Change the Total Value of \$2,075,500, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$479,200 and Improvement Value of \$1,596,300.

FCPT Restaurant Properties, LLC
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 163 00 0 364.00
1131 Bell Rd, Antioch TN 37013

Motion to No Change the Total Value of \$1,660,600, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$457,400 and Improvement Value of \$1,203,200.

1:00 PM APPEALS

Roll Call:

Members present included: Ms. Mara Thompson, Ms. Jacqueline Kelly, and Mr. Bob Notestine. Derrick Hammond and Kristina Ratcliff with the Property Assessor's office were also present.

As both the Chair and Vice Chair were not present, the MBOE, by Motion, elected Mara Thompson, Temporary Chair, by Bob Notestine, second by Jacqueline Kelly, unanimously approved.

1:00 PM

Fifth Third Bank, N.A.
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 026 12 0 018.00
2347 Gallatin Pike, Madison TN 37115

Motion to Change the Total Value to \$2,422,000, by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$1,862,200 and Improvement Value reduced to \$559,800.

Fifth Third Bank, N.A.
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 043 09 0 399.00
306 Gallatin Pike, Madison TN 37115

At the request of the appellant, this appeal is withdrawn.

Northgate Commons, LLC
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 069 12 0 086.00
3709 Clarksville Pike, Nashville TN 37218

Motion to Change the Total Value to \$1,400,000, by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$756,800 and Improvement Value reduced to \$643,200.

TDC Vantage, LLC
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 070 16 0 014.00
44 Vantage Way, Nashville TN 37228

Motion to No Change the Total Value of \$16,720,400, by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$2,899,100 and Improvement Value of \$13,821,300.

O'Reilly Automotive, Inc.
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 072 10 0 157.00
2824 Gallatin Pike, Nashville TN 37216

Motion to Change the Total Value to \$1,300,000, by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$805,700 and Improvement Value reduced to \$494,300.

Robert Orr/Sysco Food Services
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 079 00 0 018.00
1 Hermitage Plaza, Nashville TN 37209

Motion to Change the Total Value to \$11,000,000, by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$1,564,600 and Improvement Value reduced to \$9,435,400.

Robert Orr/Sysco Food Services
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 079 00 0 047.00
7254 Centennial Pl, Nashville TN 37209

Motion to No Change the Total Land Value of \$390,000, by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$390,000.

****THIS PARCEL WAS ADDED TO TODAY'S PM DOCKET: ORIGINALLY SCHEDULED FOR TOMORROW 10/10/17

Robert Orr/Sysco Food Services
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 079 00 0 092.00
7240 Centennial Pl, Nashville TN 37209

Motion to No Change the Total Value of \$674,500, by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$373,200 and Improvement Value of \$301,300.

Fifth Third Bank, N.A.
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 081 04 0 220.00
2054 Rosa L Parks Blvd, Nashville TN 37228

Motion to No Change the Total Value of \$2,085,600, by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$999,700 and Improvement Value of \$1,085,900.

Fifth Third Bank, N.A.
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 091 14 0 145.00
310 Oceola Ave, Nashville TN 37209

At the request of the appellant, this appeal is withdrawn.

Fifth Third Bank, N.A.
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 091 14 0 148.00
5625 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total Value of \$2,457,700, by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$1,360,800 and Improvement Value of \$1,096,900.

Fifth Third Bank, N.A.
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 103 15 0 026.00
4329 Harding Pike, Nashville TN 37205

At the request of the appellant, this appeal is withdrawn.

Fifth Third Bank, N.A.
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 104 06 0 058.00
3419 Murphy Rd, Nashville TN 37203

Motion to Change the Total Value to \$6,200,000, by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value reduced to \$6,000,000 and Improvement Value reduced to \$200,000.

Fifth Third Bank, N.A.
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 104 08 0 419.00
2000 Wedgewood Ave, Nashville TN 37212

Motion to No Change the Total Value of \$1,923,400, by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$975,800 and Improvement Value of \$947,600.

Fifth Third Bank, N.A.
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 108 01 0 073.00
525 Donelson Pike, Nashville TN 37214

At the request of the appellant, this appeal is withdrawn.

Fifth Third Bank, N.A.
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 117 14 0 417.00
2126 Abbott Martin Rd, Nashville TN 37215

Motion to No Change the Total Value of \$6,003,600, by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$2,998,100 and Improvement Value of \$3,005,500.

Fifth Third Bank
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 119 11 0 179.00
47 E Thompson Ln, Nashville TN 37211

Motion to No Change the Total Value of \$1,558,500, by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$543,600 and Improvement Value of \$1,014,900.

Fifth Third Bank, N.A.
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 135 15 0A 001.00
2326 Murfreesboro Pike, Nashville TN 37217

Motion to No Change the Total Value of \$1,514,100, by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$462,600 and Improvement Value of \$1,051,500.

Store SPE LA Fitness 2013-7, LLC
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 149 00 0 325.00
2401 Edge O Lake Dr, Antioch TN 37013

Motion to No Change the Total Value of \$4,674,800, by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$885,000 and Improvement Value of \$3,789,800.

Fifth Third Bank, N.A.
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 156 09 0 052.00
8042 Highway 100, Nashville TN 37221

Motion to No Change the Total Value of \$1,883,300, by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$917,400 and Improvement Value of \$965,900.

Brentwood Hills Associates, GP
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 160 14 0 028.00
774 Old Hickory Blvd, Brentwood TN 37027

Motion to No Change the Total Value of \$1,904,500, by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$740,500 and Improvement Value of \$1,164,100.

Fifth Third Bank, N.A.
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 161 00 0 286.00
495 Old Hickory Blvd, Brentwood TN 37027

Motion to No Change the Total Value of \$1,786,800, by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$773,600 and Improvement Value of \$1,013,200.

Lung Y Tseng
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 161 00 0 290.00
5820 Nolensville Pike, Nashville TN 37211

At the request of the appellant, this appeal is withdrawn.

Fifth Third Bank, N.A.
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 162 00 0 286.00
1311 Bell Rd, Antioch TN 37017

Motion to No Change the Total Value of \$1,452,900, by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$435,600 and Improvement Value of \$1,017,300.

Fifth Third Bank, N.A.
Chris Boyer and Caitlyn Milks with Ryan, LLC appearing
Parcel ID 181 00 0 252.00
6674 Nolensville Pike, Brentwood TN 37027

Motion to No Change the Total Value of \$1,753,200, by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$718,700 and Improvement Value of \$1,034,500.

IV. Adjournment

Motion to adjourn by Bob Notestine, second by Jacqueline Kelly, unanimously approved.

Meeting adjourned 3:38 PM.

ATTEST:

APPROVED:
